

MINUTES
SPECIAL COUNCIL MEETING

SEPTEMBER 6, 2019
8:00 a.m.

Minutes of the Special Meeting of the Council of Montreal West held on September 6, 2019 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Mr. Dino Mazzone	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Also present: Me Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.

Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Two (2) persons were in attendance.

1. Opening of the Meeting

It was moved by Councillor Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That the Meeting be declared open.

Carried unanimously
20190906-001

The Chairperson called the Meeting to order at 8:25 a.m.

2. Adoption of the Agenda

It was moved by Councillor Maria Torres, seconded by Councillor Dino Mazzone and resolved:

To adopt the Agenda of the Special Meeting of Friday, September 6, 2019 as presented.

Carried unanimously
20190906-002

3. Site Planning and Architectural Integration Program (SPAIP)

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on September 4, 2019.

2) To approve as presented under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
211 Ballantyne N.	Reconstruction of front porch due to deterioration;
112 Percival	Replacement of two windows;
73 Wolseley N.	Replacement of all window sills;
125 Strathearn N.	Replacement of front and rear doors;
36 Fairfield	Replacement of front and garage doors;
37 Parkside	Renovation of front stairs and landing;
30 Sheraton	Replacement of railings on nine balconies;

60 Sheraton	Replacement of railings on nine balconies;
90 Sheraton	Replacement of railings on nine balconies;
16 Brock South	Demolition and reconstruction of back wall as well as replacement of a door by a window;
126 Brock South	Replacement of twenty-nine windows, front door, one side door and a patio door, as well as replacing the window shutters and paint the trims and front siding (Option 8);
174 Sheraton	Capping front landing and stairs with pavers.

3) To approve with conditions under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
94-98 Westminster N.	Installation of two commercial signs;
21 Curzon	Replacement of windows sills.

4) To defer the examination of the following plans to a next meeting of this Council, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
221 Percival	Replacement of roof cladding material.

5) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
21 Curzon	Replacement of a wood panel with bricks in front façade.

Carried unanimously
20190906-003

4. Minor exemption request – 82 Strathearn North

NOTE Councillor Colleen Feeney summarized the issues involved in the following matter. He also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the plans and request submitted to the August 7, 2019 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemptions from paragraph 6 of section 4.1.10 and paragraph 3 of section 4.2.2 of the Zoning By-Law, regarding the immovable located at 82 Strathearn North in Zone RA-6 to:

- Normalize the encroachment of an existing deck in the front setback, despite the fact that such an encroachment is not authorized, the consequence being to allow that the deck be located at 3.82 metres from the property line instead of 4.57 metres, thereby reducing the requirement by 0.75 metre.
- Normalize a second deck on the ground floor in the front yard (the same as above), despite the fact that it is not allowed, the consequence being to disregard this provision.

Carried unanimously
20190609-004

5. Minor exemption request – 8 Fenwick

NOTE Councillor Colleen Feeney summarized the issues involved in the following matter. He also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

That the plans and request submitted to the August 7, 2019 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005,

for the following minor exemption from section 3.2.2 of the Zoning By-Law, regarding the immovable located at 8 Fenwick in Zone RB-6 to:

- Normalize the existence of an extension to the main building over the garage, so that the setback be zero (0) metre, the consequence being to reduce the requirement in that zone by 6.10 metres.

Carried unanimously
20190609-005

6. Public Question Period

The Mayor noted the beginning of the Public Question Period at 8:30 a.m.

Jonathan Spicer asked if it would be possible to send his notary a copy by email of the resolution concerning 8 Fenwick as soon as possible this morning. Having been invited by the Mayor to answer, the Town Clerk said he would see to it with the Building Inspector.

7. Termination of the Meeting

At 8:35 a.m., no questions being asked,

It was moved by Councillor Maria Torres, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be terminated.

Carried unanimously
20190906-006

Beny Masella
Mayor

Claude Gilbert
Town Clerk

The annexes mentioned above are deposited
in the municipal archives in File *Archives-20190906*